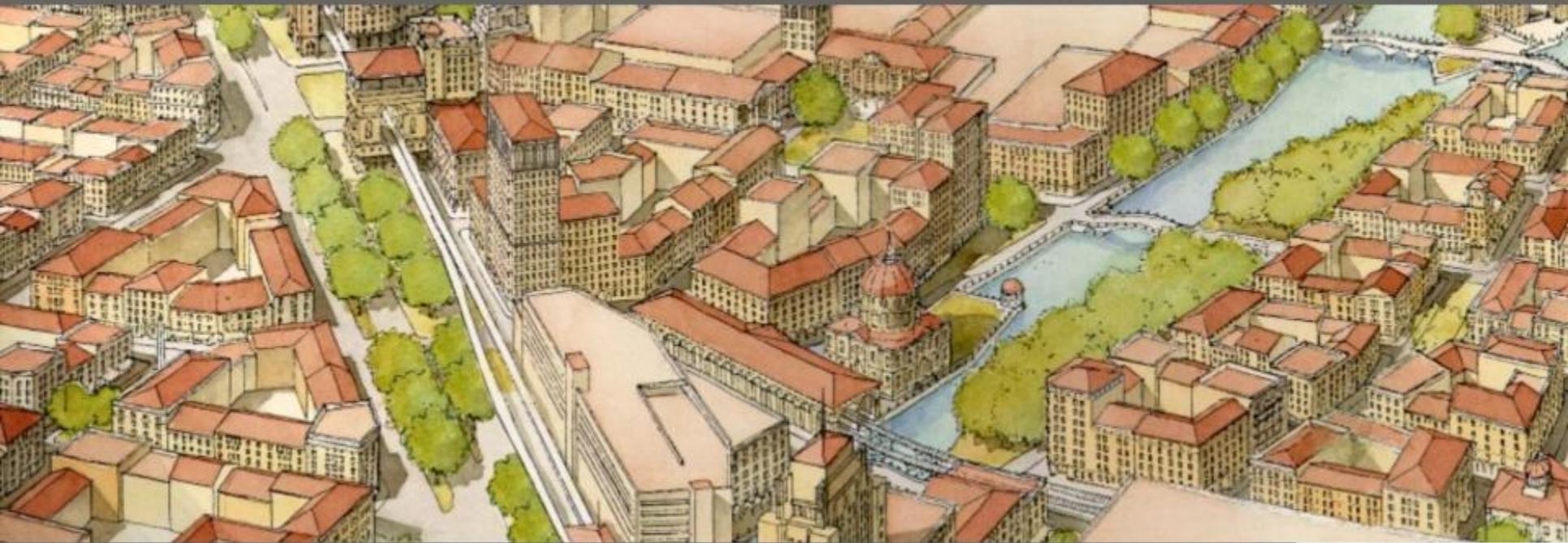


Form-Based Codes:

Completing, Adopting and Administering the Code



The Form-Based Codes Institute gratefully acknowledges the Richard H. Driehaus Foundation of Chicago for its generous support of the organization's programs and for its commitment to the timeless principles of city building.

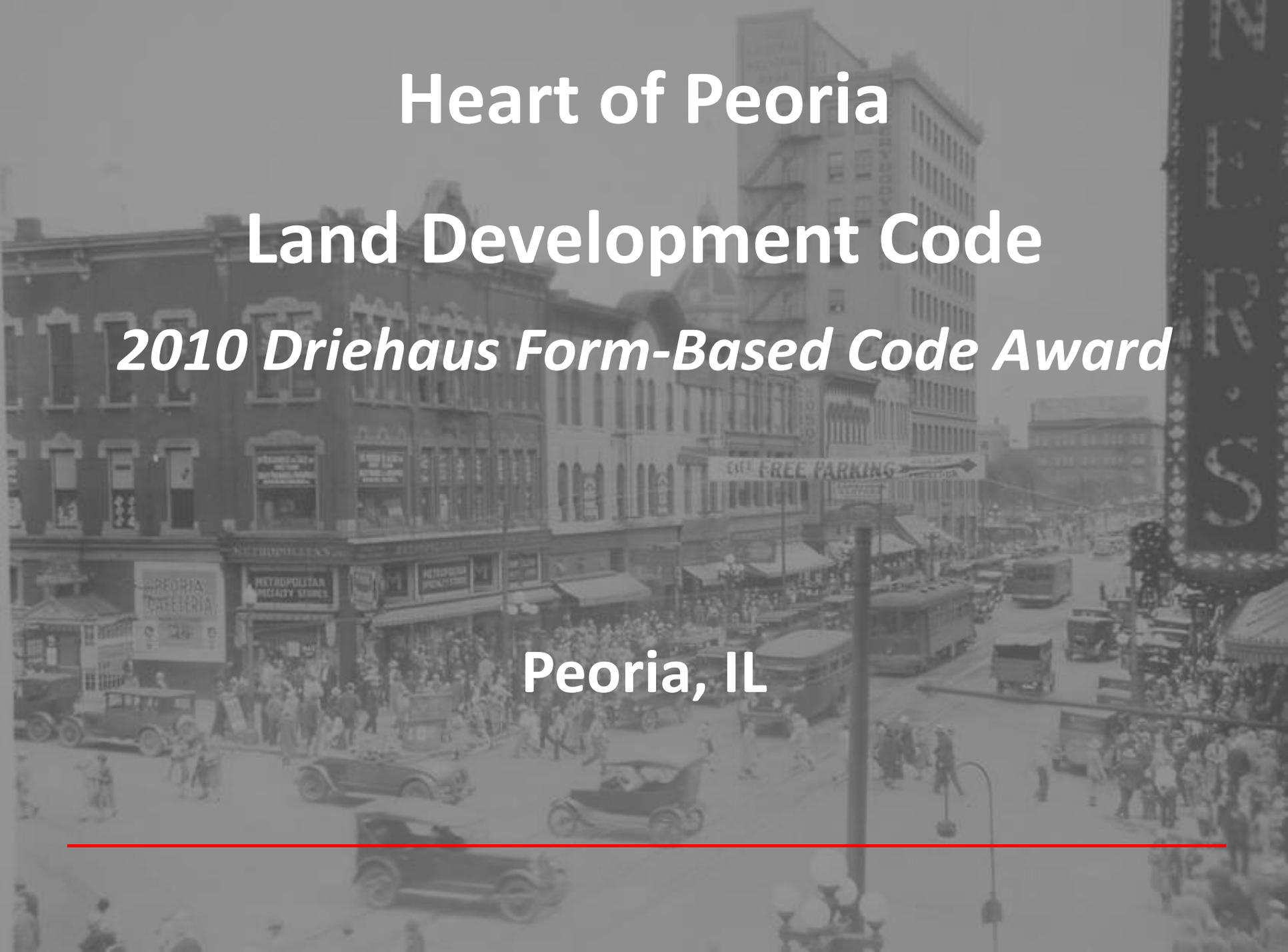


Heart of Peoria

Land Development Code

2010 Driehaus Form-Based Code Award

Peoria, IL



Reviewing Existing Plans



HEART OF PEORIA

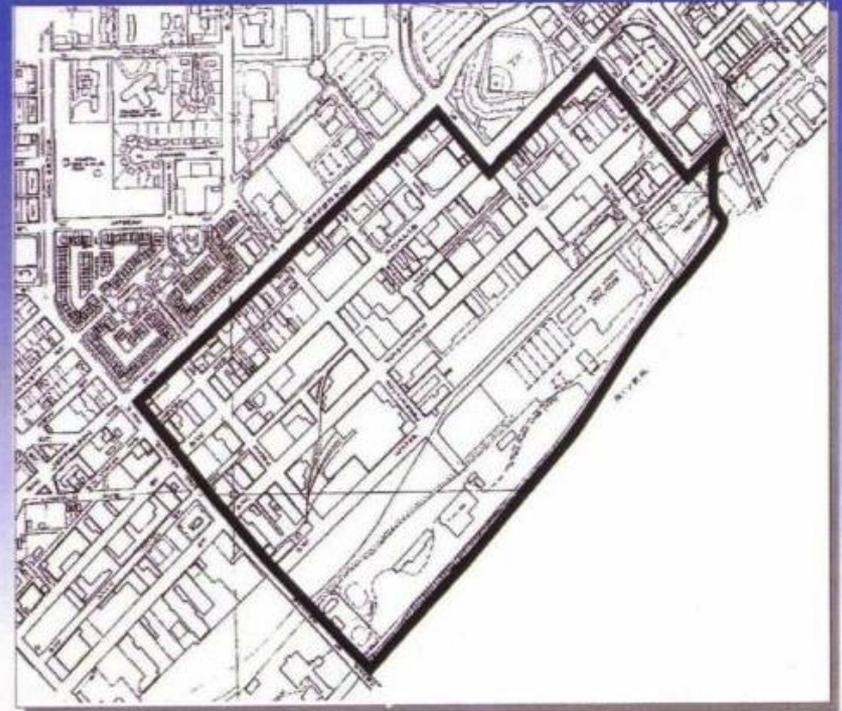
PEORIA, ILLINOIS
JUNE 2002

CITY OF PEORIA
ECONOMIC DEVELOPMENT DEPARTMENT
419 FULTON STREET, ROOM 403
PEORIA, ILLINOIS 61602
309.494.8640 (PH)
309.494.8650 (FX)

DUARY PLATER-ZIEBERG & COMPANY
ARCHITECTS AND URBAN PLANNERS

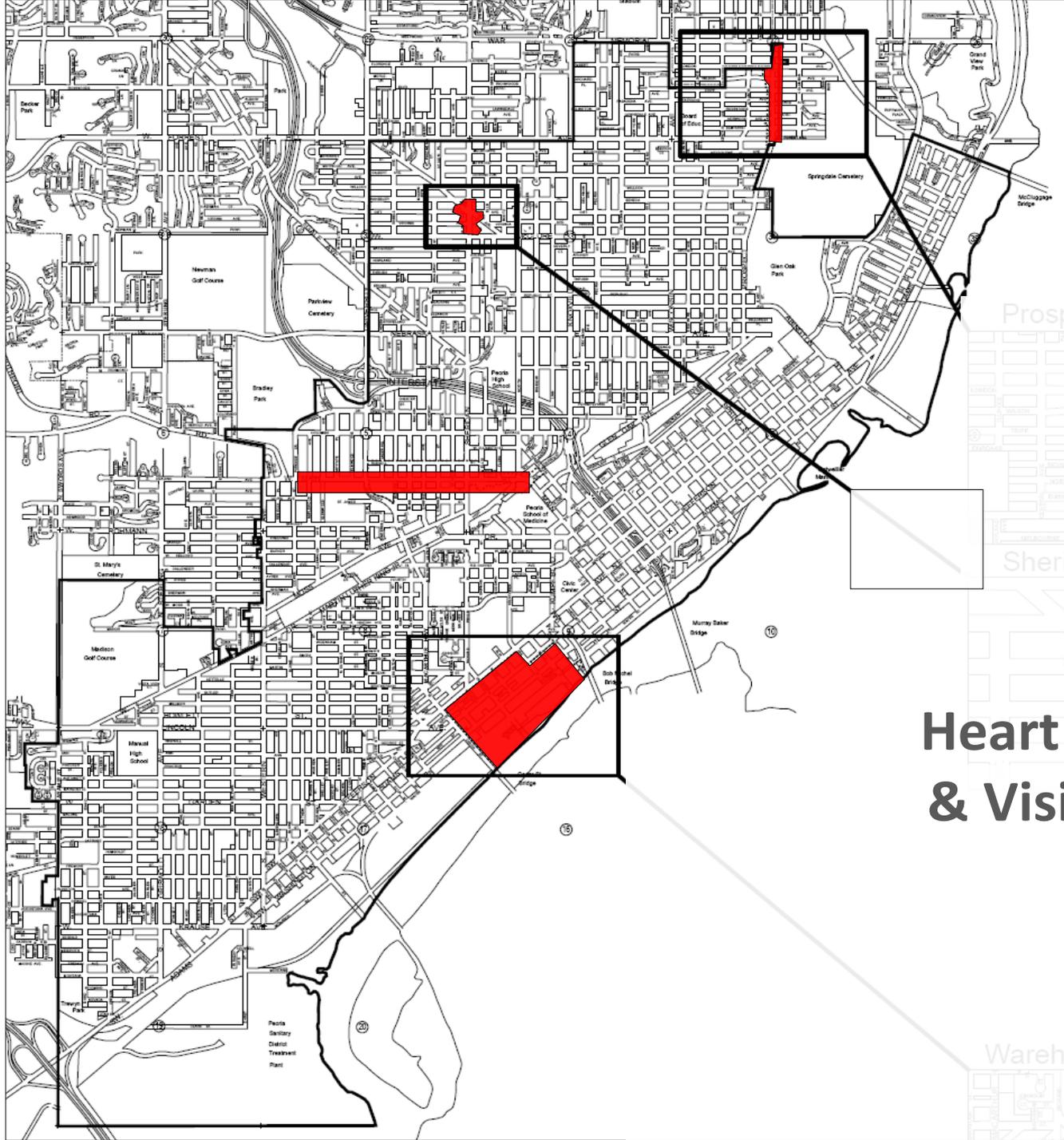
City of Peoria

Warehouse Overlay District



City of Peoria, Illinois
Planning and Growth Management Department
Adopted as an Amendment to the City of Peoria
Comprehensive Plan by the City Council on September 2, 2003
Resolution No. 03-516





Heart of Peoria & Vision Areas

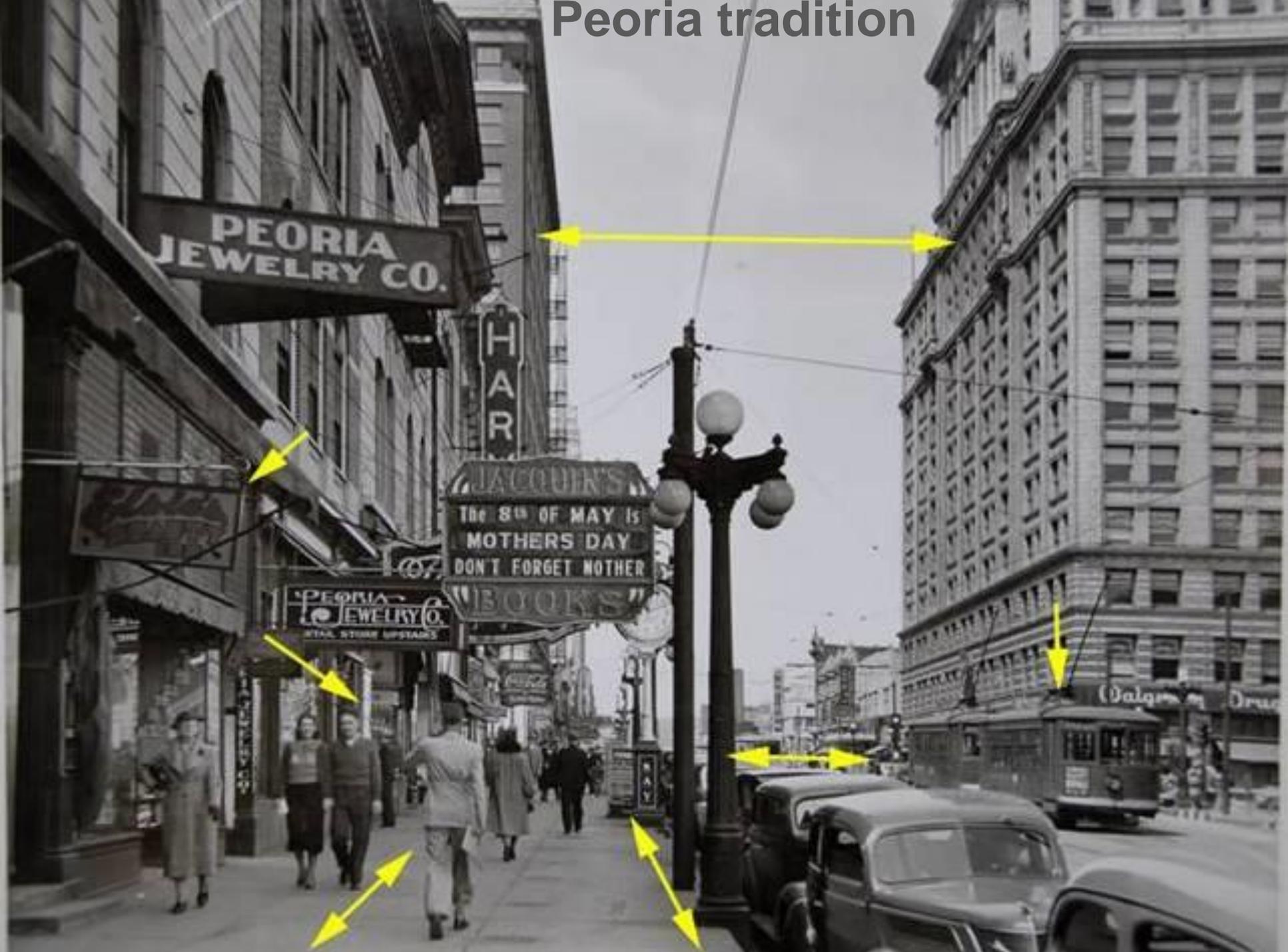
2006 Charrette



The Team

- **urban designers & architects**
 - **planners**
 - **landscape architect**
 - **traffic engineer**
 - **computer visualization**
 - **urban economists & market analysts**
 - **attorney**
 - **city staff – planning, DPW, economic development**
 - **Heart of Peoria Commission**
 - **citizens**
-

Peoria tradition





40 NORTH
Kumpf Blvd
Civic Center
←

Downtown
Peoria
↓ ↓

40 SOUTH
East Peoria
↗

Walnut

ADAMS STREET EXCHANGE



Downtown Peoria



Current Peoria Public Policies:

“Regulate use along arterial streets and highways to protect their through-traffic function and capacity”

City of Peoria Zoning Ordinance Article 1, Section 1.2.b.(4)

“Wide traffic lanes are used to maintain speeds of 30-45 miles per hour”

“Access to local land use should be limited to allow more efficient traffic flow...”

“The primary function is to provide through movement of traffic”

City of Peoria Subdivision Regulation, Article III, Section 3-104.Q.2: Definition of Arterials

The Form Districts

- **Sheridan**
 - **Prospect**
 - **Warehouse**
-

The District Visions

Sheridan District



Peoria, IL

Sheridan Road



Peoria, IL

Sheridan Road



The District Visions

Prospect



Peoria, IL

Prospect Road



Peoria, IL

Prospect Road



Peoria, IL

Prospect Road



Warehouse



Peoria, IL

Washington Street



Peoria, IL

Washington Street



Peoria, IL

Washington Street



The Form District Code

- **specific district regulating plans**
 - **unique building form standards**
 - **specific street sections**
 - **common streetscape and architectural standards (except signs)**
 - **streamlined use categories**
 - **common administration**
-

Regulating Plans

6.0 Form Districts

6.3 Prospect Road
6.1.6 Rules for New Development

6.3 PROSPECT ROAD



Heart of Peoria

6-8

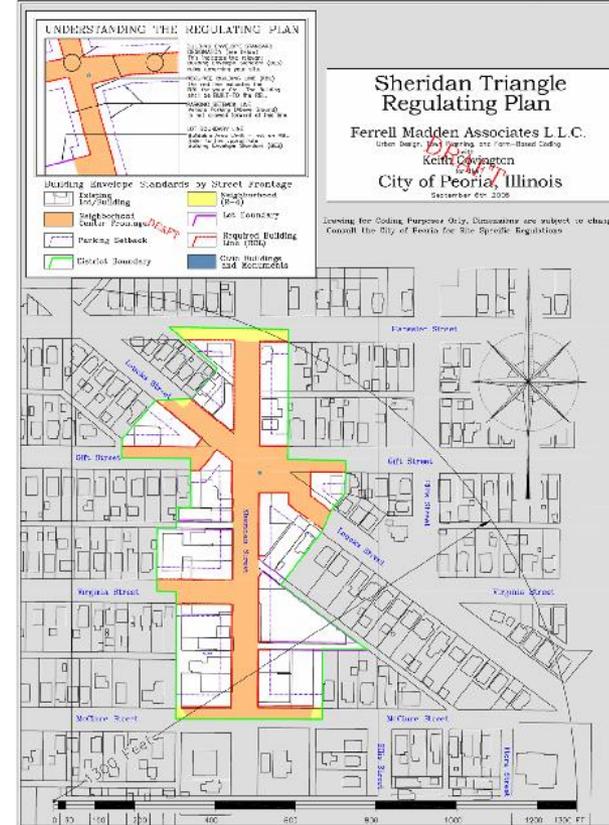
DRAFT Land Development Code

Prospect Road

6.0 Form Districts

6.2 Sheridan Triangle
6.1.6 Rules for New Development

6.2 SHERIDAN TRIANGLE



Heart of Peoria

6-5

DRAFT Land Development Code

Sheridan Triangle

Warehouse – from vision to code



7 Building Envelope Standards

West Main

- neighborhood center
- local
- local commerce

Prospect Road

- neighborhood center

Sheridan Triangle

- neighborhood center

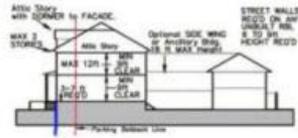
Warehouse District

- general
 - local
-

Building Envelope Standards

West Main - Local

HEIGHT



Building Height

1. The height of the principal building is measured in stories.
2. Each principal building shall be at least 2 stories in height, but no greater than 3 stories in height, except as otherwise provided on the regulating plan.
3. An attic story shall not count against the maximum story height.

Parking Structure Height

Where a parking structure is within 40 feet of any principal building built after 2003, that portion of the structure shall not exceed the building's main or parapet height.

Ground Story Height

1. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
2. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.

Upper Stories Height

1. The maximum floor-to-floor story height for upper stories is 12 feet.
2. At least 80% of each upper story shall have an interior floor to ceiling height of at least 9 feet.

Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as a full story.

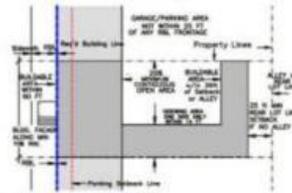
Street Wall and Fence Height

A street wall not less than 6 feet in height or greater than 9 feet in height shall be required along any required building line that is not otherwise occupied by a building.

Other

Where a local site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the local site shall be 32 feet. This requirement shall supersede the minimum story requirement.

SITING



Street Facade

1. On each lot the building facade shall be built to the required building line for at least 70% of the required building line length.
2. The building facade shall be built to all the required building line within 30 feet of a block corner.
3. These portions of the building facade (the required minimum building) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, front porches and balconies.

Buildable Area

1. Buildings may occupy the portion of the lot specified by these building envelope standards.
2. A contiguous open area equal to at least 20% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback at grade.
3. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
4. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.

Side Lot Setbacks

There are no required side setbacks except, on a lot where a common lot line is shared with a property located within an existing single family district, the building, parking and storage areas shall be set back at least 10 feet from the shared lot line.

Garage and Parking

1. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
2. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
3. These requirements are not applicable to on-street parking.

Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.

Corner Lots

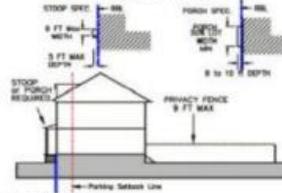
Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

Frontage Widths

The minimum lot width is 18 feet. A maximum of 130 feet of required building line frontage shall be continuous as a single (attached) building (200 feet for corner lots). There shall be a 10 to 20 foot gap between adjacent local buildings.

West Main - Local

ELEMENTS



Stoops and Porches

Each lot must include a stoop or a front porch.

1. A stoop shall be built forward of the required building line and be not more than 5 feet deep and 6 feet wide (plus steps).
2. A Front Porch shall project forward of the required building line and be between 9 and 10 feet deep, with a width not less than 50% of the required building line. The building facade shall be placed 4 feet behind the required building line.

Fenestration

1. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
2. Fenestration on all required building line facades shall comprise at least 30%, but no more than sixty (60%) of the facade area per story (measured as a percentage of the facade between floor levels).
3. No window may face or direct views toward a common lot line within feet 20 unless that view is contained within the lot (e.g. by a privacy fence/garden wall) or the sill is at least 6' above the finished floor level.

Building Projections

No part of any building, except overhanging eaves, awnings, balconies, bay windows, front porches, and stoops, as specified by the code, shall encroach beyond the required building line.

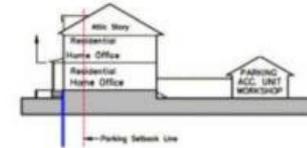
Doors/Entries

1. Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 75 linear feet.
2. Each ground/first floor residential unit shall have direct access to the street.
3. Each lot shall have a functioning entry door on the required building line facade.

Fences/Garden Walls

A fence or garden wall, 20 to 40 inches in height, is permitted along the front and common lot lines of the doorway. A privacy fence, 6 to 9 feet in height, may be placed along any unbuilt rear lot lines and common lot lines.

USE



Ground Story

The ground story shall house residential and home office uses.

Upper Stories

1. The upper stories shall house residential and home office uses.
2. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

Accessory Unit

1. One English basement unit or one accessory unit is permitted per lot. Conversion of primary structure single-family units for multiple-family use is prohibited.
2. Parking and accessory unit (maximum 650 square feet) uses are permitted in the buildable area at the rear of the lot.

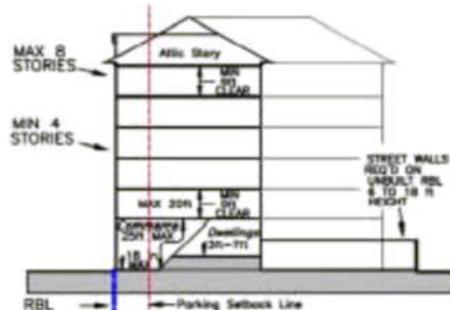
Permitted Uses

1. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
2. Home Office: For the purposes of the Form Districts, a home office shall be considered to be a home occupation. 5.4.9.

Building Envelope Standards

Warehouse District – General

HEIGHT



Building Height

1. The height of the principal building is measured in stories.
2. Each principal building shall be at least 2 stories in height, but no greater than 8 stories in height, except as otherwise provided on the regulating plan.
3. An attic story shall not count against the maximum story height.

Parking Structure Height

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.

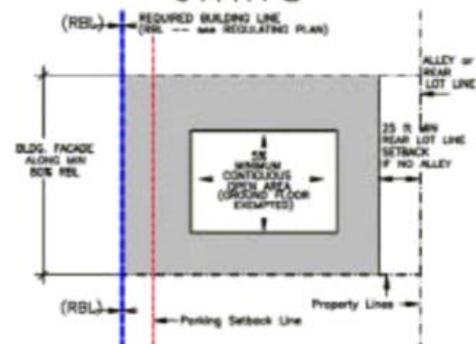
Ground Story Height: Commerce/Industry Uses

1. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
2. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a depth of at least 25 feet.
3. The maximum story height for the ground story is 25 feet.

Ground Story Height: Residential Units

1. The finished floor elevation shall be no less than 3 feet and no more

SITING



Street Facade

1. On each lot the building façade shall be built to the required building line for at least 80% of the required building line (RBL) length.
2. The building façade shall be built to the required building line within 30 feet of a block corner.
3. These portions of the building façade (the required minimum build to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

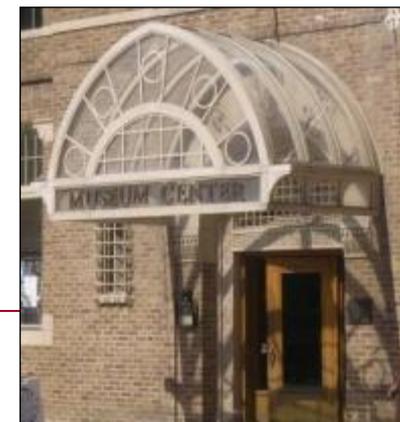
Buildable Area

1. Buildings may occupy the portion of the lot specified by these building envelope standards.
2. A contiguous open area equal to at least 5% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, either at grade or at the second or third story.
3. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

Side Lot Setbacks

Architectural Standards

- building materials
- walls & fences
- windows & doors
- signage
- lighting & mechanical



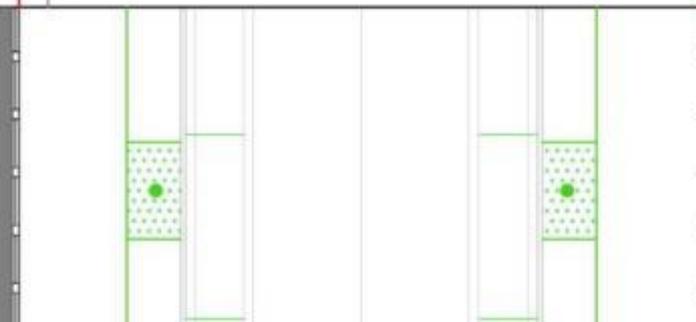


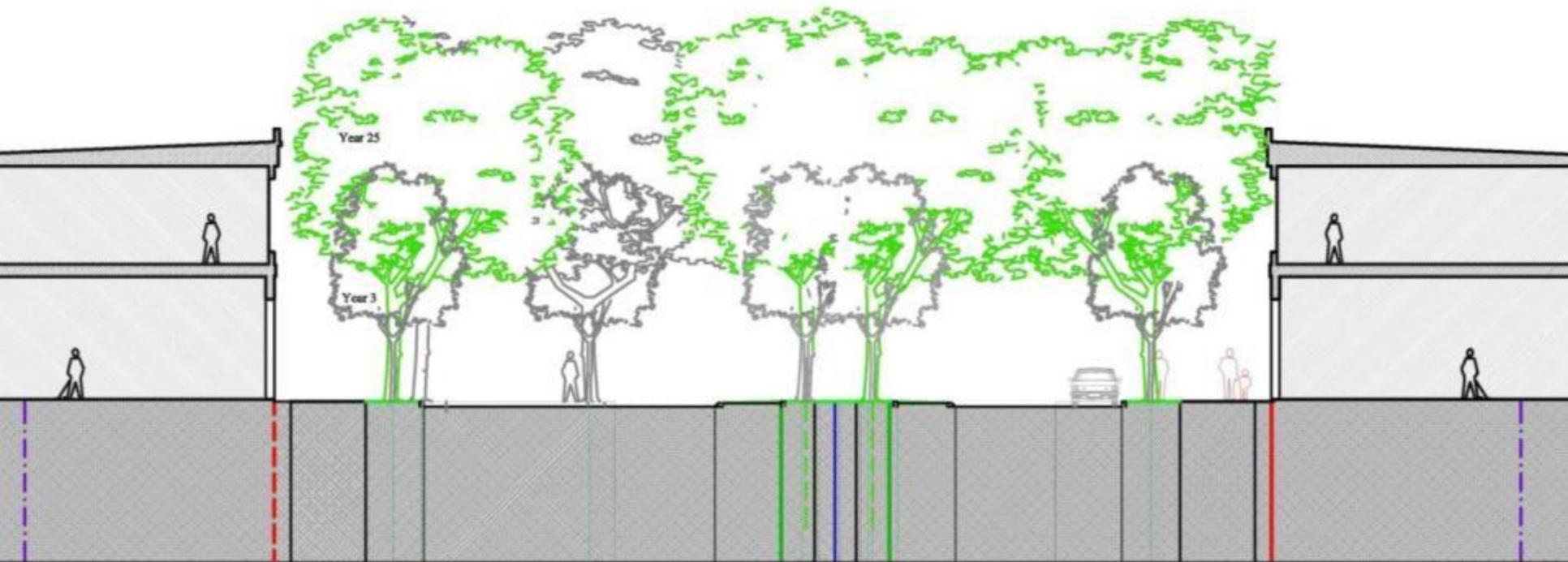
TYPICAL RBL
 Dimension Varies, refer to Regulating
 Plan for Site Specific Dimension.



Typical Pedestrian Space
 (16 ft off Curb-face).

DOORYARD Area

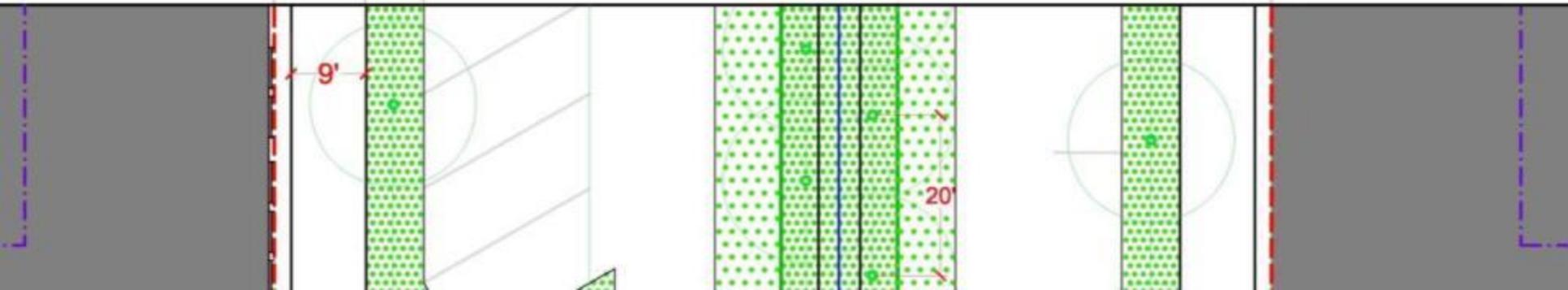




TYPICAL RBL → 2'
 Dimension Varies, refer to Regulating Plan for Specific Dimension.

7' 23' 12' 8' 8' 8' 12' 8' 9' 18'
 67'-6" 29' 52'-6"

Typical Pedestrian S (18ft off Curb-face East & West).



The Land Development Code



user friendly

HOW TO USE THIS CODE

I WANT TO ESTABLISH A NEW USE IN AN EXISTING BUILDING:

- Find your zoning district and any overlay districts on the Zoning District Map.
- Determine whether the use is allowed by looking at either 5.2 Permitted Use Table for the base districts, or the building envelope standards in Form Districts for a specific form district.
- If the use is listed in 5.2 Permitted Use Table with a cross-reference in the right-hand column, see 5.3 Use Standards.
- Uses may be further restricted in Article 7.0 Overlay Districts.

I WANT TO MODIFY A BUILDING OR DEVELOP A NEW BUILDING:

Base Districts

- Determine whether the use is allowed by looking at 5.2 Permitted Use Table. If the use is listed in 5.2 Permitted Use Table with a cross-reference in the right-hand column, see 5.3 Use Standards.
- Go to Article 4.0 Base Districts for your specific zoning district to review the dimensional standards that apply to your property.

Form Districts

- Start with the regulating plan for your specific form district. The Regulating Plan will define the building envelope standards for your property (see Article 6.0 Form Districts for your specific district). Note specifically the required building line and parking setback line on the Regulating Plan.
- Go to the specific district in Article 6.0, Form Districts. Look at the appropriate building envelope standards. See also 6.6, Architectural Standards, 6.7 Street Specifications, 6.8 Streetscape Standards, and 6.9 Parking Requirements for additional standards that apply in the Form Districts.

Overlay Districts

The standards for overlay districts can be found in Article 7.0 Overlay Districts.

All Districts

All districts are also subject to Article 8.0, General Development Standards, which covers site elements such as parking, landscaping, signs, outdoor storage and outdoor lighting.

I HAVE A USE, BUILDING OR SITE THAT IS NONCONFORMING:

Existing uses, buildings and sites that met the rules when they were constructed, but do not comply with this development code are considered nonconforming. See Article 10.0 Nonconformities, for further details.

I WANT TO CHANGE MY ZONING DISTRICT:

Only the City Council may rezone property – following public notice and hearings. See 2.8 Amendments for details on the procedure.

I WANT TO SUBDIVIDE MY PROPERTY:

Property can only be subdivided in accordance with the procedures in 2.13, Subdivision.

Contents

- **1.0 General Provisions**
 - **2.0 Administration**
 - **3.0 Districts Established**
 - **4.0 Base Districts**
 - **5.0 Permitted Land Uses**
 - **6.0 Form Districts**
 - **7.0 Overlay Districts**
 - **8.0 General Development Standards**
 - **9.0 Subdivision Design Standards**
 - **10.0 Nonconformities**
 - **11.0 Definitions**
-

new layout

fewer zones & use categories

4.2 COMMERCIAL DISTRICTS

4.2.1 Intent Statements

A. Neighborhood Commercial (CN) and General Commercial (CG)

The CN and CG districts are intended to reestablish the historic pattern of mixed use, pedestrian-oriented commercial corridors adjacent to residential neighborhoods within the Heart of Peoria by allowing for a vibrant mix of residential, retail, and commercial uses within close proximity of one another. The districts are divided into two levels, based primarily on the scale and intensity of uses allowed, and proximity to major roadways. While the districts primarily accommodate nonresidential uses, certain residential uses are encouraged in order to promote live-work and mixed used opportunities. The development standards for these districts are intended to encourage walkable, pedestrian friendly developments that are compatible with adjacent residential neighborhoods.

1. Neighborhood Commercial (CN)

The CN District is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of ground floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve.

2. General Commercial (CG)

The CG District is intended for commercial, office, and employment uses located along arterial commercial corridors that serve through traffic and as well as the surrounding neighborhood. Typical centers may include anchor tenants up to 80,000 square feet in area, and common anchor uses include a full-service grocery store. Although the development standards for this district provide for walkable, pedestrian friendly uses compatible with nearby residential neighborhoods, standards should be balanced with the need to provide parking for people outside the immediate neighborhood. The district should be located in close proximity to an arterial roadway as designated on the City's Thoroughfare Plan.

B. Downtown Commercial (B1)

The B1 District is intended only for the Central Business District. It provides for those uses customarily expected to be located in an urban downtown environment such as retail, residential, governmental, office, cultural, hotel, entertainment, and ancillary uses.

4.2.2 Permitted Land Uses

Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses.

4.2.3 Site Plan Review

- A. All development in the commercial districts is subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.
- B. No building permit shall be issued or structure or building shall be erected, in any of the commercial districts, nor shall existing buildings be altered, remodeled, or enlarged or extended until the Site Plan Review Board has approved the site plan.

use table

5.2.2 Permitted Use Table

USE CATEGORY	SPECIFIC USE	KEY: Blank cell = Not Permitted ■ = Permitted □ = Subject to Special Use Review														Use Standard	
		R1	R2	R3	R4	R5	R7	R8	CN	CG	B1	M1	P1	I1	D		
RESIDENTIAL																	
Household Living (see 5.6.2.A)	Single-Family	■	■	■	■	■	■	■								5.2.1A	
	Two-Family (Duplex)	■	■	■	■	■	■	■									
	Townhouse				■	■	■	■	■	■							
	Apartment					■	■	■	■	■	■						
	Upper Story Residential Live-Work									■	■	■	■	■	■	5.2.1B	
Group Living (see 5.6.2.B)	Boarding House, Rooming House							□	□	□	□	■					
	Children's Home							□	□	□							
	Congregate Housing	□	□	□	□	□	□	□	□	□	□						
	Elderly Housing, Assisted Living Facility	□	□	□	□	□	□	□	□	□	□						
	Fraternity, Sorority, Student Quarters												■				
	Family Care Facility	■	■	■	■	■	■	■								5.2.1C	
	Group Care Facility	□	□	□	□	□	□	■	■							5.2.1C	
	Monastery, Convent	□	□	□	□	□	□	□	□	□	□						
	Nursing Home, Full-time Convalescent, Hospice, Life Care Center						□	□	□	□	□	□					
	Single Room Occupancy							□	□	□	□						
PUBLIC																	
Community Service (see 5.6.3.A)	Museum, Library	□	□	□	□	□	□	□	□	■	■	■					
	Neighborhood Arts Center or Similar Community Facility (public)	□	□	□	□	□	□	□	■	■	■						
	Philanthropic Institution										■	■					
Day Care (see 5.6.3.B)	Police, Fire, EMS Substation	□	□	□	□	□	□	□	□	■	■	■	■	■	■		
	All day care, except as listed below	□	□	□	□	□	□	□	□	■	■	■	■	■	■		
	Child Care Home (up to 8)	■	■	■	■	■	■	■								5.2.2A	
	Day Care Center (8+) Drop-in Child Care Center	□	□	□	□	□	□	□	□	■	■	■	■	■	■	5.2.2B	
Educational Facility (see 5.6.3.C)	All educational facilities, except as listed below: Academy (special training)	□	□	□	□	□	□	□	□	□	□	□					
	College, Community College, University										■	■	■				
	Job Training, Vocational Rehabilitation Service										■	■	■	■			
	School, Vocational, Business										■	■	■	■			
	School, Trade, no heavy equipment or truck operators										■	■	■	■	■		
	Medical Facility (see 5.6.3.D)	All medical facilities, except as listed below: Hospital, Medical Center									□	■	■	■			
Medical or Dental Laboratory											■	■	■	■			
Medical or Dental Clinic, Rehabilitation Clinic											■	■	■	■			
Medical, Dental Office or Chiropractor											■	■	■	■			
Parks and Open Area (see 5.6.3.E)		All parks and open areas, except as listed below: Cemetery, Mausoleum, Columbarium, Memorial Park	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Game Preserve, Wildlife Management Area, Refuge, Animal Sanctuary																
	Airport, Helipad																
Passenger Terminal (see 5.6.3.F)	Bus, Train Passenger Terminal											□			■	■	
	Taxicab Dispatch Station, Limousine Service, Charter Service											□	□		■	■	
Place of Worship (see 5.6.3.G)	All places of worship	□	□	□	□	□	□	□	■	■	■	■					
Social Service Institution (see 5.6.3.H)	Alcohol Abuse Treatment, Drug Rehabilitation Halfway House, Transitional Home							□	□	□	■					5.2.1C	
	Psychiatric Institution, Sanatorium												■	■			
	Social Service Facility, Soup Kitchen, Transient Lodging or Shelter for the Homeless												□				
	Utilities (see 5.6.3.I)	All minor utilities	□	□	□	□	□	□	□	■	■	■	■	■	■	■	5.2.2C
All major utilities Wireless Communication Facility														□	□	□	

Benefits

- **Everyone**

- Vision to reality
- Quality living & business environment
- Predictability

- **Residents**

- Compatible infill and transitions

- **Businesses**

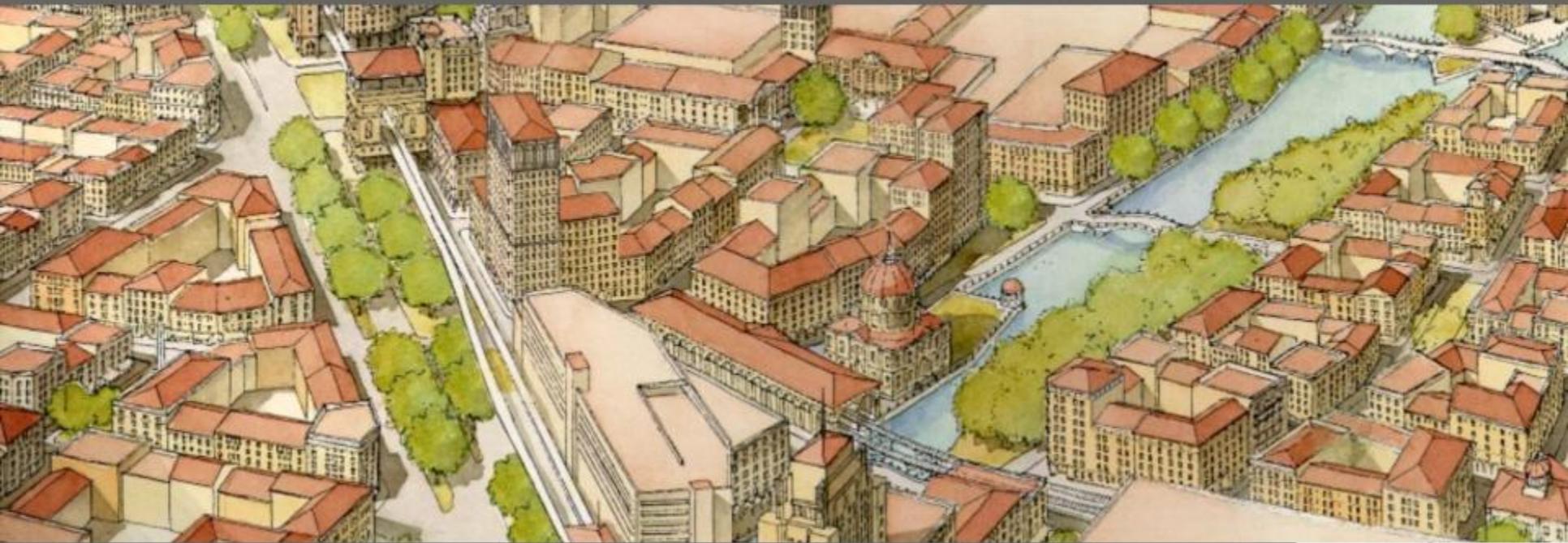
- Streamlined process & protection of investment
-

www.heartofpeoria.com

formbasedcodes.org

Form-Based Codes:

Completing, Adopting and Administering the Code



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